DESIGN & ACCESS STATEMENT:

SITE ADDRESS:

843 Uxbridge Road, Hayes, Middlesex, UB4 8HZ.

PROPOSAL:

Change of use of shop plus single storey rear extension for mixed use comprising A3 & smoking area.

APPLICANT:

Mr Mohammed Dilbany.

DATED:

~~22ND June 2017.~~ 23/2/18

DESCRIPTION OF DEVELOPMENT:

As described in "Proposal" above.

EXISTING SITE USE & AREA:

The existing site comprises a shop in A1 use.

SURROUNDINGS:

The surrounding properties comprise a variety of shops/restaurants/takeaways/offices, with a variety of shop fronts/signs.

VEHICULAR ACCESS:

There is vehicular access along Uxbridge Road.

PEDESTRIAN/CYCLE ACCESS:

There is both pedestrian and cycle access in Uxbridge Road fronting the site.

PUBLIC SERVICES:

The site is situated very close to all general amenities.

DESIGN STANDARDS:

The proposed new A3 use fits in nicely within the street scene.
END OF DESIGN & ACCESS STATEMENT: STUART A GREENBERG